

Lillön is a completely private island in Stora Allgunnen with a simple cabin from 1940 of approx. 30 m², sleeping loft of approx. 5 m² and a terrace of approx. 15 m². Outbuilding with outdoor toilet and storage of approx. 4 m². Simple standard. 3 960 m² plot (of which 705 m² land) and the rest water 20 m. out into the lake from the island all the way around. Only accessible by boat, own dock, fishing rights and bathing spot. Easement with right to boat space on the mainland. 116 km from Helsingborg.

Video Tour: <https://youtu.be/n5vPfQUfG6U>

Price: SEK 2 500 000 (approx. EUR 224 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LGLCQOF3BRIGVT4>

Ögärdet Lillön near Torup is an island with a small cabin from approx. 1940, extended in the 1950s, totalling approx. 30 m² plus a low sleeping loft of approx. 5 m² (primarily for children), where you can furnish the rest of the attic for an additional approx. 10 m² sleeping loft. The house has a metal roof from the late 1990s, partially replaced facade boards and the house stands on pillars, so it is easy to inspect. The windows are both coupled double glazing and some single glazing. No electricity, no piped water and no drainage available. Heating is done with an open fireplace (not swept for a long time, fire ban applies) as well as kerosene lamps and candles. The kitchen is very simple with a small gas stove and shelves, and there is a refrigerator powered by kerosene. Living room with dining area, open fireplace, single bed and fold-down ladder to the sleeping loft. Extended bedroom with two single beds, storage, plastic mat on the floor and wood panelling on the ceiling. Here there are good opportunities to develop the house by installing solar panels, batteries, generator and possibly a small wind turbine on the roof for all the electricity you may need (see e.g. sunwind.se). Water can be pumped up from the lake and led through filters if needed and then through a gas water heater, so you can shower etc. Instead of the outdoor toilet, you can install an incinerating toilet powered by gas, so the only residual product is ash. It is possible to achieve a modern standard if you wish, or you can just enjoy it being primitive. Most furniture and other loose items can be purchased or included, according to wishes and agreement with the sellers.

On the plot there is an outbuilding of approx. 4 m² with outdoor toilet, storage and space for fishing gear. Since the house is built on pillars, there is space for lumber and similar under the house. There is the possibility to furnish a larger sleeping loft in the attic or build an extension, after applying for exemption from shore protection. Since the island is already claimed plot land, this should be granted.

The plot comprises a total of 3 960 m² (freehold), of which 705 m² is land, and the rest is water. The subdivision is round and includes approx. 20 m. water all the way around the island. The island is located approx. 30 meters from the mainland, only accessible by boat via own dock on the island and you also have easement right to boat space on the mainland. At this boat space, Hallandsleden also passes, which offers very good hiking opportunities in the area. In winter, you can of course get here over the ice, which is a suitable time to transport furniture and materials here. 10 % of the parent property's fishing rights are included and according to the sellers, there is plenty of fish in the lake such as walleye, eel, pike, perch and roach. On the plot there is plenty of blueberries, lingonberries, small paths and several large stones and rock slabs. Private bathing spot with sandy bottom and delimiting stone wall in the water, perfect for both children and adults. Completely undisturbed and private location without neighbours in sight. Approx. 15 km. to cozy Torup with nearest shops, bathing spot and the fine Bosgård waterfall with hiking trails. Approx. 25 km. to Hyltebruk town and approx. 40 km. to Halmstad, the sea and the ferry to Grenå. Approx. 116 km. from Helsingborg and approx. 170 km. from Malmö.